

056.A

0004

0012.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
239,100 / 239,100
239,100 / 239,100
239,100 / 239,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	12
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	239,100			239,100		150204
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Total Card	0.000	239,100		239,100	Entered Lot Size
Total Parcel	0.000	239,100		239,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	391.97	Land Unit Type:

Parcel ID	056.A-0004-0012.0
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!4699!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	239,100	0	.	.	239,100		Year end	12/23/2021
2021	102	FV	235,800	0	.	.	235,800		Year End Roll	12/10/2020
2020	102	FV	229,100	0	.	.	229,100	229,100	Year End Roll	12/18/2019
2019	102	FV	211,000	0	.	.	211,000	211,000	Year End Roll	1/3/2019
2018	102	FV	174,700	0	.	.	174,700	174,700	Year End Roll	12/20/2017
2017	102	FV	162,600	0	.	.	162,600	162,600	Year End Roll	1/3/2017
2016	102	FV	162,600	0	.	.	162,600	162,600	Year End	1/4/2016
2015	102	FV	153,300	0	.	.	153,300	153,300	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	20896-277		12/1/1990		275,000	No	No	L	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
10/10/2017									Measured		DGM	D Mann							
5/6/2000											197	PATRIOT							

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH											
Type: 7 - Condo Garden			Full Bath: 1 Rating: Average	A Bath:	Rating:	Building Number 4.														
Sty Ht: 1 - 1 Story			3/4 Bath:		Rating:															
(Liv) Units: 1 Total: 1			A 3QBth:		Rating:															
Foundation: 3 - BrickorStone			1/2 Bath: 0	Rating:	Average															
Frame: 2 - Steel			A HBth:		Rating:															
Prime Wall: 7 - Brick			OthrFix:		Rating:															
Sec Wall:		%	RESIDENTIAL GRID																	
Roof Struct: 2 - Hip			1st Res Grid Desc: Line 1 # Units 1																	
Roof Cover: 1 - Asphalt Shgl			Kits: 1 Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O															
Color: BRICK			A Kits:		Rating:															
View / Desir: N - NONE			Frl: 0 Rating: Average	Other																
GENERAL INFORMATION			WSFlue:		Rating:															
Grade: C - Average			CONDO INFORMATION																	
Year Blt: 1965	Eff Yr Blt:		Location: R - Rear																	
Alt LUC:	Alt %:		Total Units:																	
Jurisdict:	Fact:	.	Floor: 3 - 3rd Floor	REMODELING						RES BREAKDOWN										
Const Mod:			% Own: 0.552500010	No Unit	RMS	BRS	FL													
Lump Sum Adj:			Name: 24 - 6039	1	3	1	0													
INTERIOR INFORMATION			DEPRECIATION						SUB AREA											
Avg Ht/FL: STD	Phys Cond: AV - Average	30. %	Exterior:							SUB AREA DETAIL										
Prim Int Wal: 2 - Plaster	Functional:	%	Interior:							Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Sec Int Wall:	Economic:	%	Additions:							GLA	Gross Liv Ar	610	511.190	311,827						
Partition: T - Typical	Special:	%	Kitchen:																	
Prim Floors: 4 - Carpet	Override:	%	Baths:																	
Sec Floors:	Total:	30.6 %	Plumbing:																	
Bsmnt Flr:			Electric:																	
Subfloor:			Heating:																	
Bsmnt Gar:			General:																	
Electric: 3 - Typical			CALC SUMMARY						COMPARABLE SALES						IMAGE					
Insulation: 2 - Typical			Basic \$ / SQ: 325.00		Rate				Parcel ID	Typ	Date	Sale Price	AssessPro Patriot Properties, Inc							
Int vs Ext: S			Size Adj.: 1.48360658																	
Heat Fuel: 3 - Electric			Const Adj.: 1.06018400																	
Heat Type: 6 - Elec Base/B			Adj \$ / SQ: 511.191																	
# Heat Sys: 1			Other Features: 32714																	
% Heated: 100	% AC: 100		Grade Factor: 1.00																	
Solar HW: NO	Central Vac: NO		NBHD Inf: 1.00000000																	
% Com Wal	% Sprinkled		NBHD Mod:						WtAv\$/SQ:	AvRate:	Ind.Val									
		LUC Factor: 1.00																		
		Adj Total: 344540						Juris. Factor:		Before Depr:	511.19									
		Depreciation: 105429						Special Features:	0	Val/Su Net:	391.97									
		Deprecated Total: 239111						Final Total:	239100	Val/Su SzAd	391.97									

MOBILE HOME			Make:	Model:	Serial #	Year:	Color:									
SPEC FEATURES/YARD ITEMS																
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 056.A-0004-0012.0																
More: N																
Total Yard Items:				Total Special Features:				Total:								

